

This chart is used as a guideline for setback information.

A setback is the minimum distance by which any building or structure must be separated from a street right-of-way or lot line. All new structures or additions to existing structures will need setback information when applying for building permits. This includes swimming pools, storage buildings, gazebos, home additions, decks and garages (attached and detached). Fences, sidewalks, walls, patios, stoops and driveways do not need to meet setback standards. Chimneys, eaves, and cornices may project into a required yard a distance not to exceed two feet.

On corner lots (road frontage on the front and side) or double frontage lots (road to the front and rear of lot), front lot setbacks apply on each area of frontage. Maximum coverage is that portion of a lot, which when viewed from directly above, would be covered by any building or structure.

Maximum building height is the vertical distance measured from the average adjoining grade on all sides of the building or structure to: in the case of flat roofs, the level of the highest point of the roof or top of the building or structure; in the case of mansard roof the deck line; and in the case of pitched roofs, including hipped and gambrel roofs, the mean level between the eaves and the highest point of the roof. Exceptions are barns or silos associated with agricultural use, church spires, belfries, residential chimneys, flag poles, or residential television antennas.

## **ZONING ORDINANCE GUIDELINES FOR SINGLE FAMILY RESIDENCE AND ACCESSORY BUILDINGS**

<b><u>ZONES</u></b>	<b>AG-3</b>	<b>AG-1</b>	<b>AR</b>	<b>AV</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
<b><u>MINIMUM SETBACK REQUIREMENTS</u>(ft.)</b>								
FRONT YARD	50	30	30	35	30	30	30	30
SIDE YARD	25	20	15	10	10	10	10	10
REAR YARD	35	25	25	25	25	25	25	25
ACCESSORY BLD								
Behind front bld line	25	20	15	10	10	10	10	10
Behind rear bld line	10	10	10	3	3	3	3	3
<b><u>MAXIMUM COVERAGE</u>(%)</b>								
Bld. Coverage	5	15	15	30	30	30	35	35
Lot Coverage	20	30	30	75	50	50	60	75
Accessory Bld. Coverage					7	7	7	7
<b><u>MAXIMUM BUILDING HEIGHT</u>(ft.)</b>								
Principal Bld.	45	45	45	45	45	45	45	
Accessory Bld.	45	45	45	45	15	15	15	15

These figures are only guidelines. All setbacks will be approved at the time building permits are issued.

They are subject to change, any discrepancy will be governed by the provisions contained in Sections of the Zoning Ordinance. For further information please call 540-772-2065.

\*\*\* Entire Zoning Books may be purchased in the Department of Community Development

